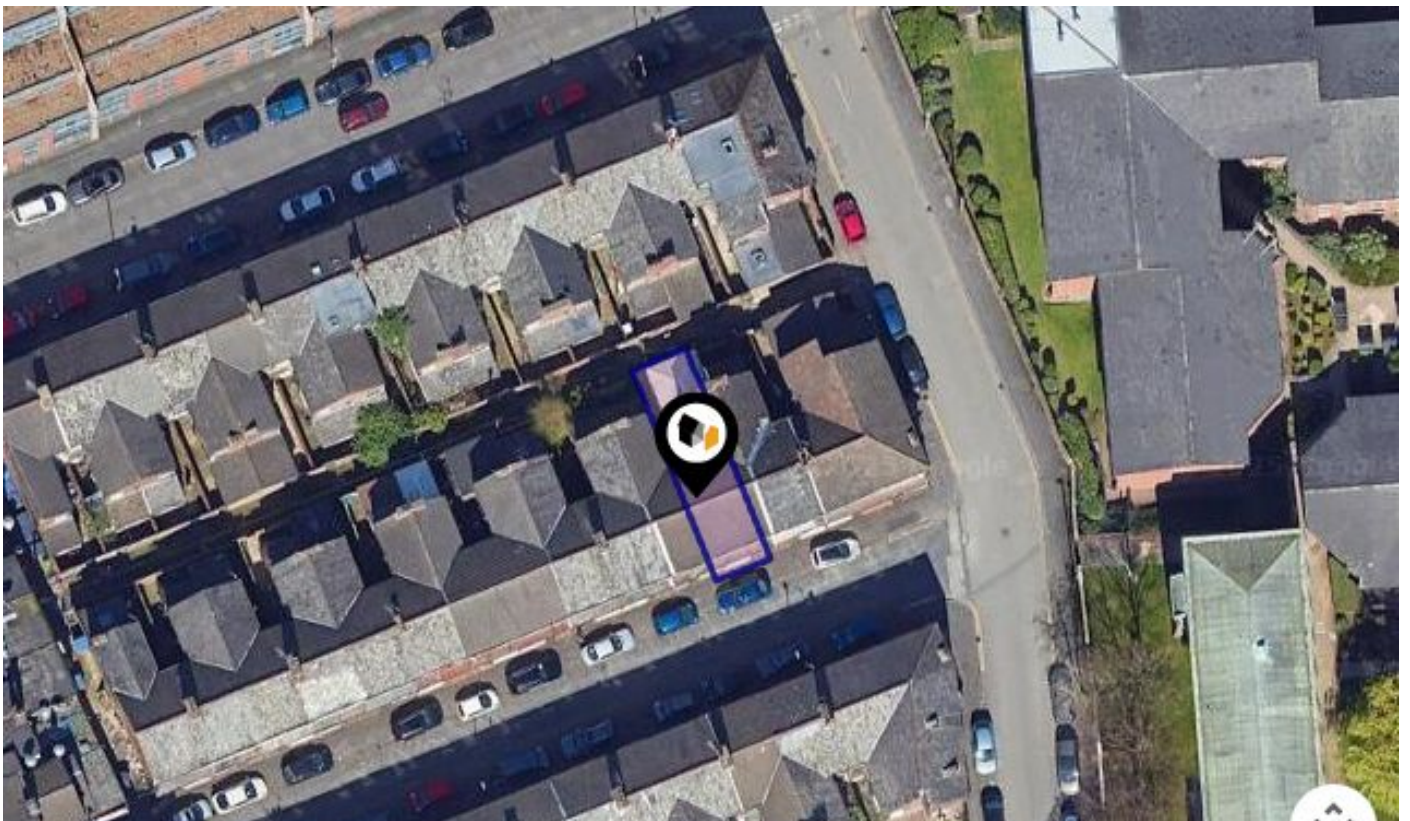# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 01st October 2025

23, BANFF ROAD, MANCHESTER, M14 5TA
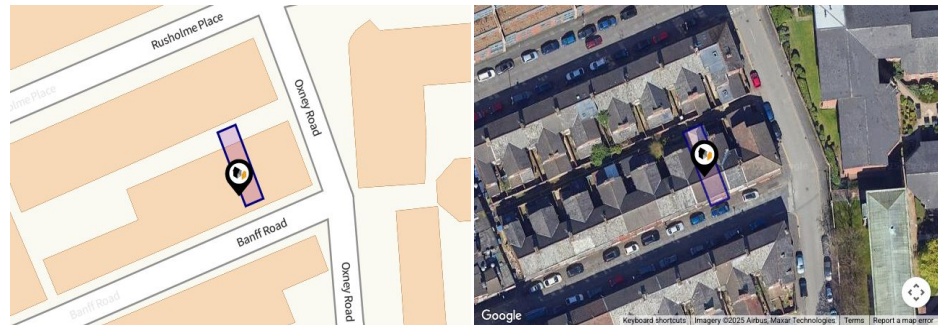
Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

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Property
Overview

street-view-image

Property

Type:	Terraced	**Last Sold Date:**	16/03/2006
Bedrooms:	6	**Last Sold Price:**	£175,000
Floor Area:	1,108 ft^2 / 103 m^2	**Last Sold £/ft^2:**	£157
Plot Area:	0.02 acres	**Tenure:**	Freehold
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,698		
Title Number:	GM189353		
UPRN:	77134135		

Local Area

Local Authority:	Manchester
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	**80** mb/s	**10000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

23, Banff Road, M14 5TA

Energy rating

D

Valid until 15.03.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 | B
69-80	C		
55-68	D	58 | D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	103 m^2

This map displays nearby coal mine entrances and their classifications.
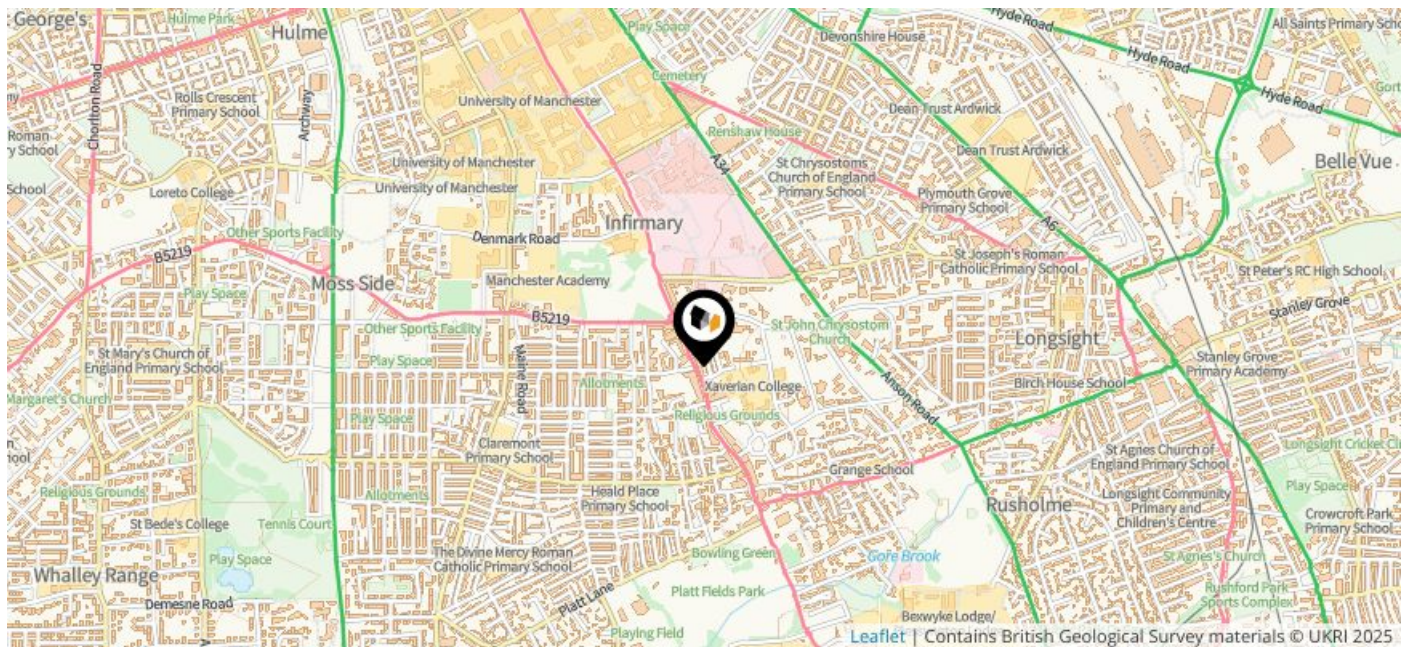
Mine Entry

✕   Adit
✕   Gutter Pit
✕   Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.
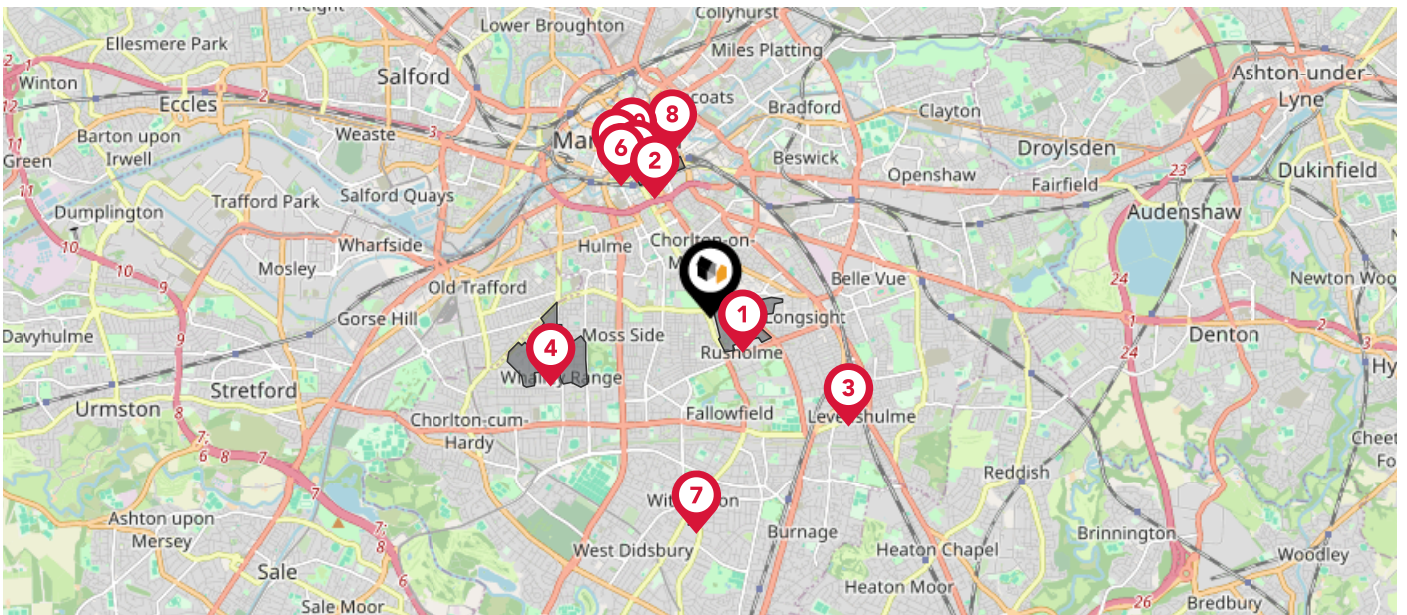

Nearby Conservation Areas

1	Victoria Park
2	Whitworth Street and Princess Street
3	Rushford Park, Levenshulme
4	Whalley Range
5	George Street
6	St Peter's Square
7	Withington
8	Stevenson Square
9	Albert Square
10	Upper King Street

# Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500
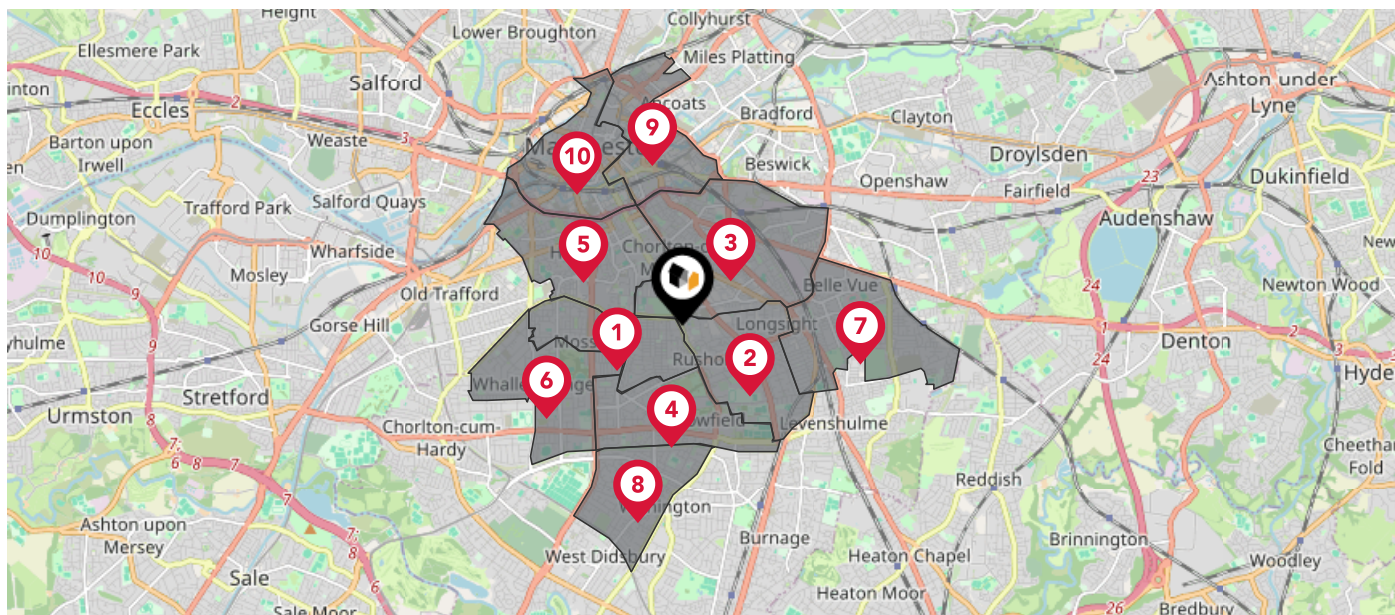
Nearby Council Wards	
1	Moss Side Ward
2	Rusholme Ward
3	Ardwick Ward
4	Fallowfield Ward
5	Hulme Ward
6	Whalley Range Ward
7	Longsight Ward
8	Old Moat Ward
9	Piccadilly Ward
10	Deansgate Ward

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Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
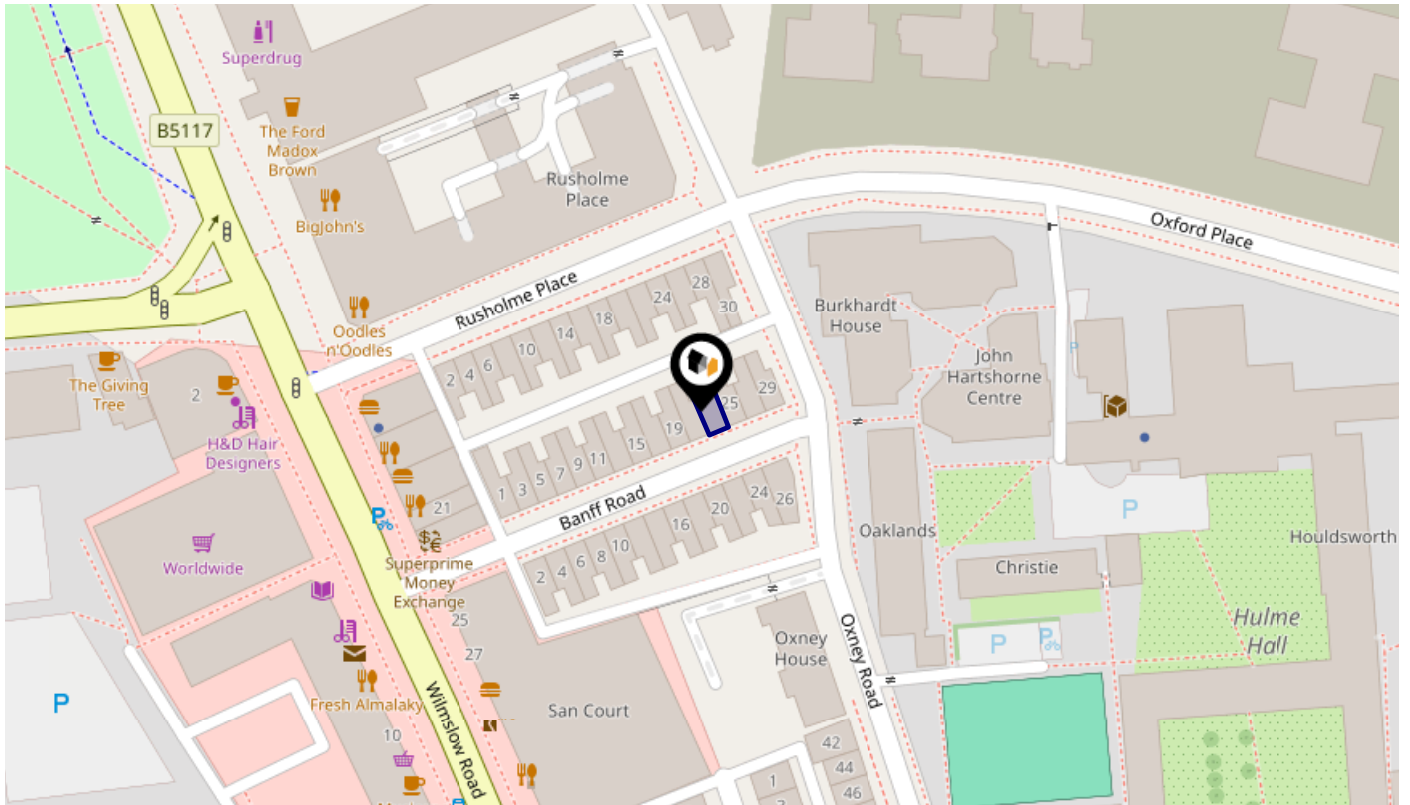
Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:
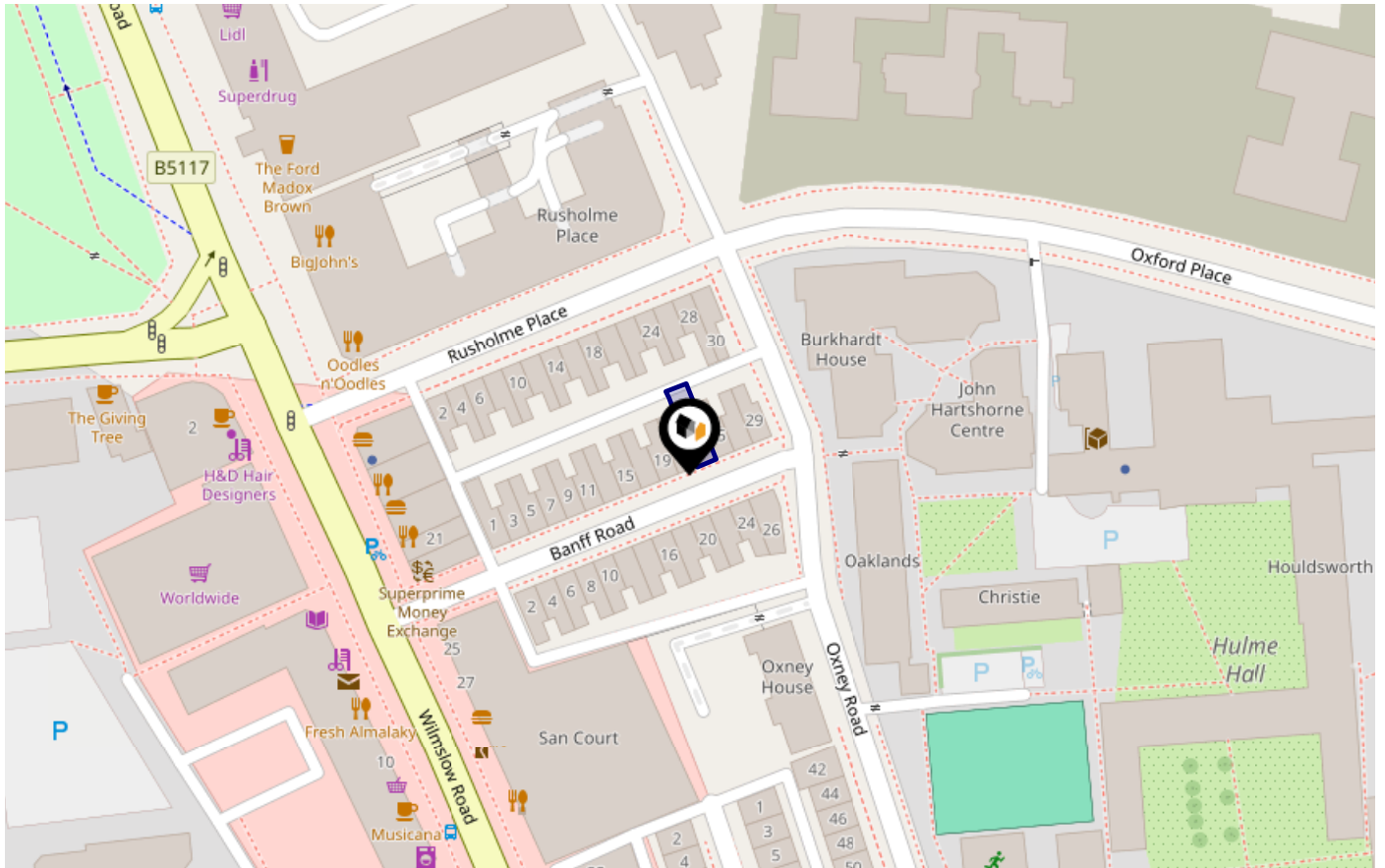
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.
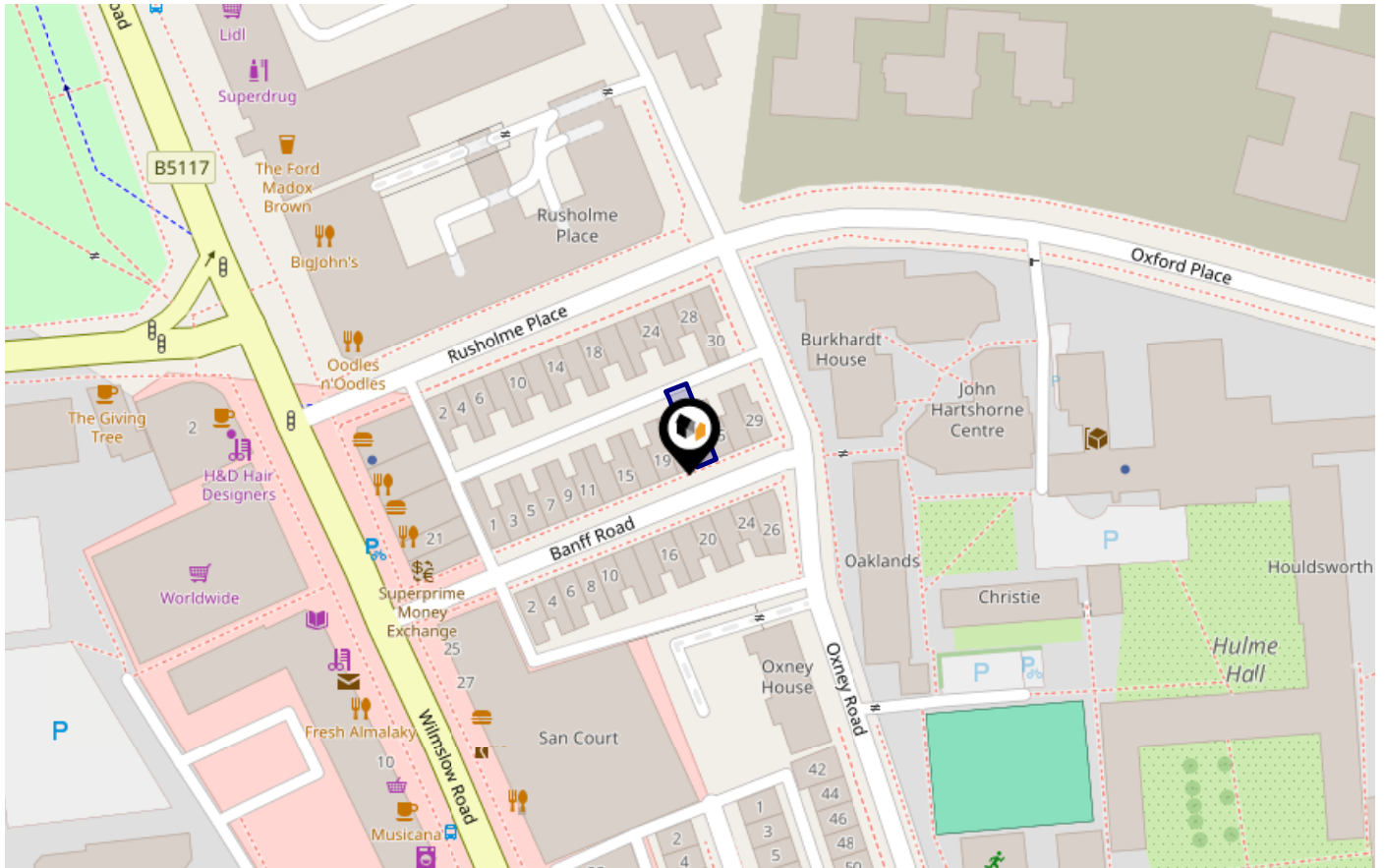
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
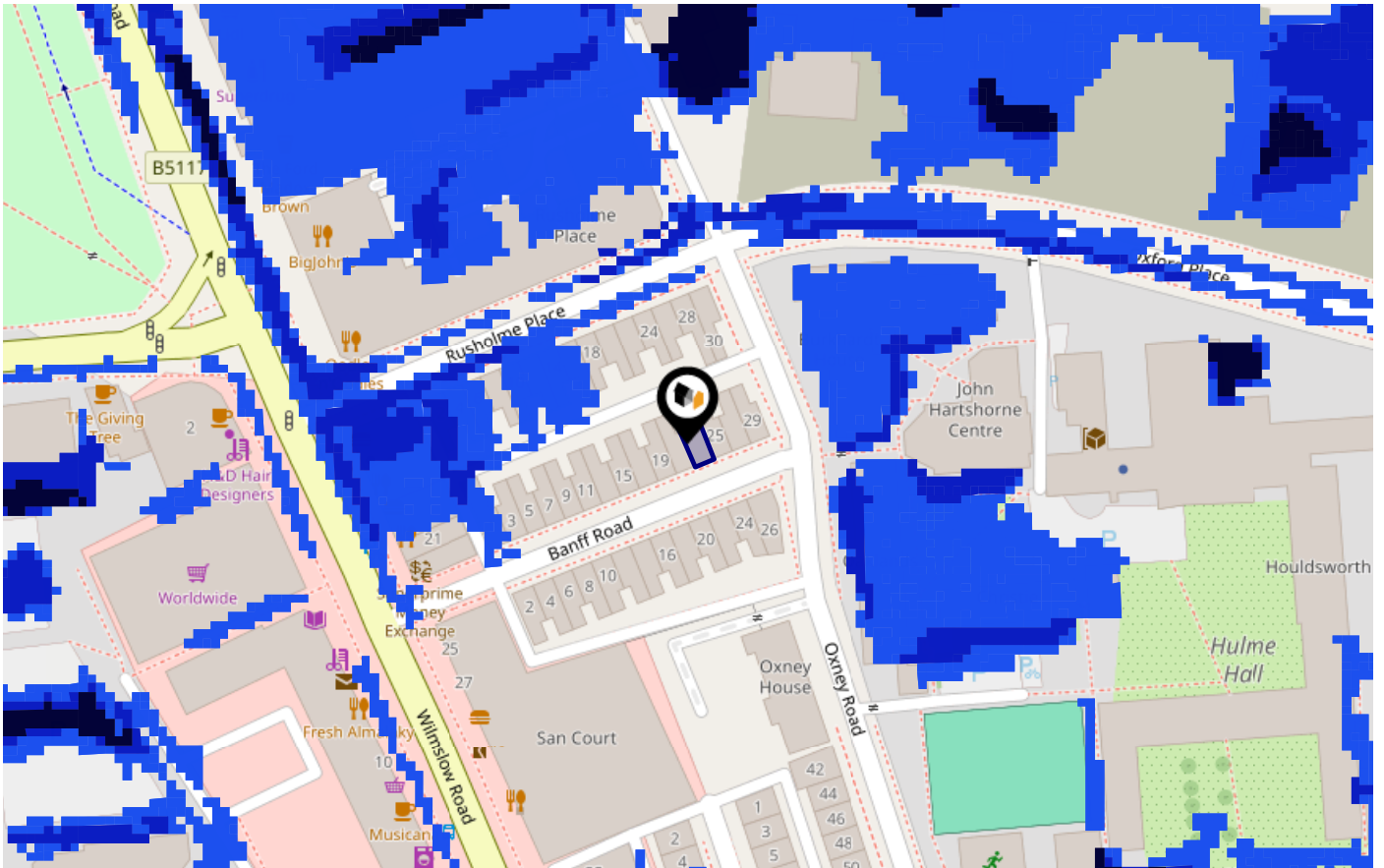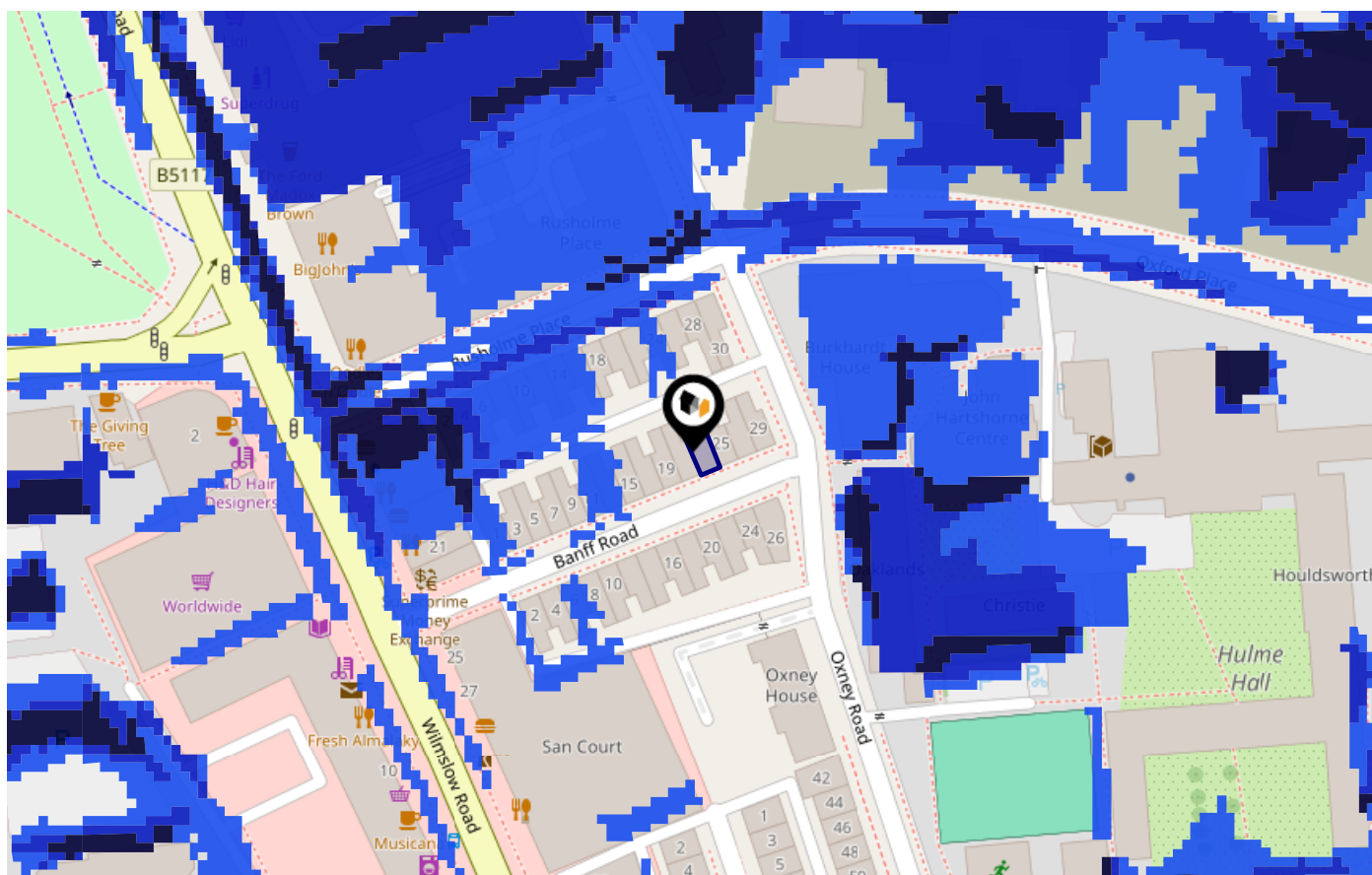- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KPF - Key Property Facts

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
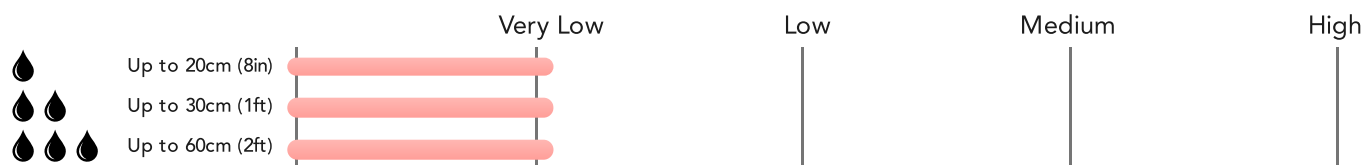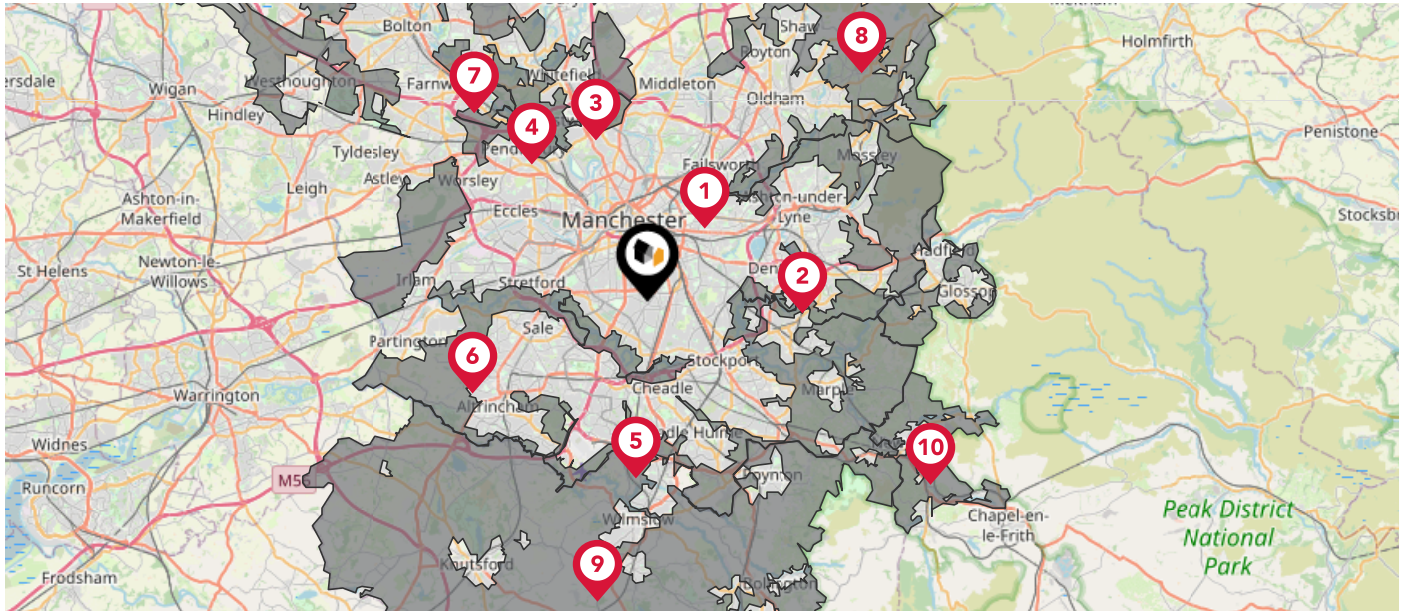

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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Green Belt

This map displays nearby areas that have been designated as Green Belt...

Nearby Green Belt Land

1	Merseyside and Greater Manchester Green Belt - Manchester
2	Merseyside and Greater Manchester Green Belt - Tameside
3	Merseyside and Greater Manchester Green Belt - Bury
4	Merseyside and Greater Manchester Green Belt - Salford
5	Merseyside and Greater Manchester Green Belt - Stockport
6	Merseyside and Greater Manchester Green Belt - Trafford
7	Merseyside and Greater Manchester Green Belt - Bolton
8	Merseyside and Greater Manchester Green Belt - Oldham
9	Merseyside and Greater Manchester Green Belt - Cheshire East
10	Merseyside and Greater Manchester Green Belt - High Peak

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.
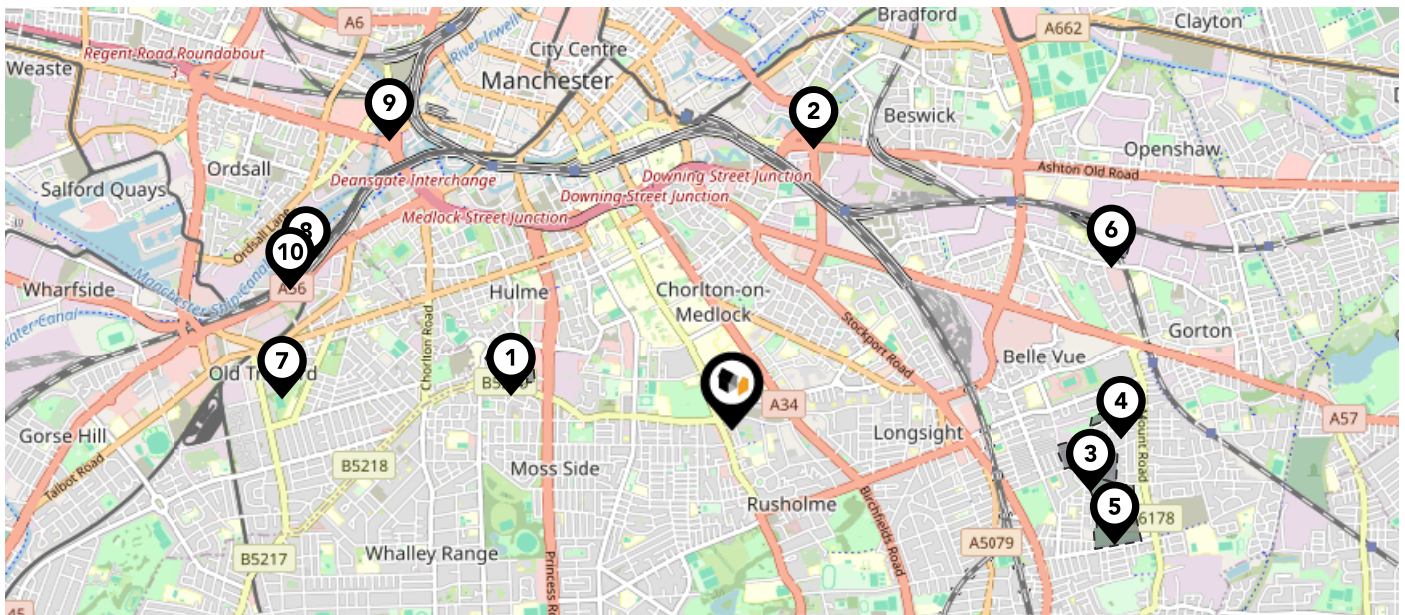
Nearby Landfill Sites		
1	Moss Side Shopping Centre-Hulme, Manchester	Historic Landfill
2	Palmerston Street Landfill-Great Ancoats Street, River Medlock, Ardwick, Manchester, Greater Manchester	Historic Landfill
3	Pink Bank Lane-East Road, Longsight, Greater Manchester	Historic Landfill
4	Mount Road Plant Site-Annie Leigh Playing Fields, Greater Manchester	Historic Landfill
5	Matthews Lane-Longsight, Greater Manchester	Historic Landfill
6	Preston Street-Gorton, Greater Manchester	Historic Landfill
7	Humphrey Road-Old Trafford, Greater Manchester	Historic Landfill
8	Pomona Dock No 1-Pomona Dock Estate, Off Trafford Road, Stretford	Historic Landfill
9	Wilburn Street-Salford, Greater Manchester	Historic Landfill
10	Pomona Dock No 2-Pomona Dock Estate, Off Trafford Road, Stretford	Historic Landfill

Maps
Listed Buildings

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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
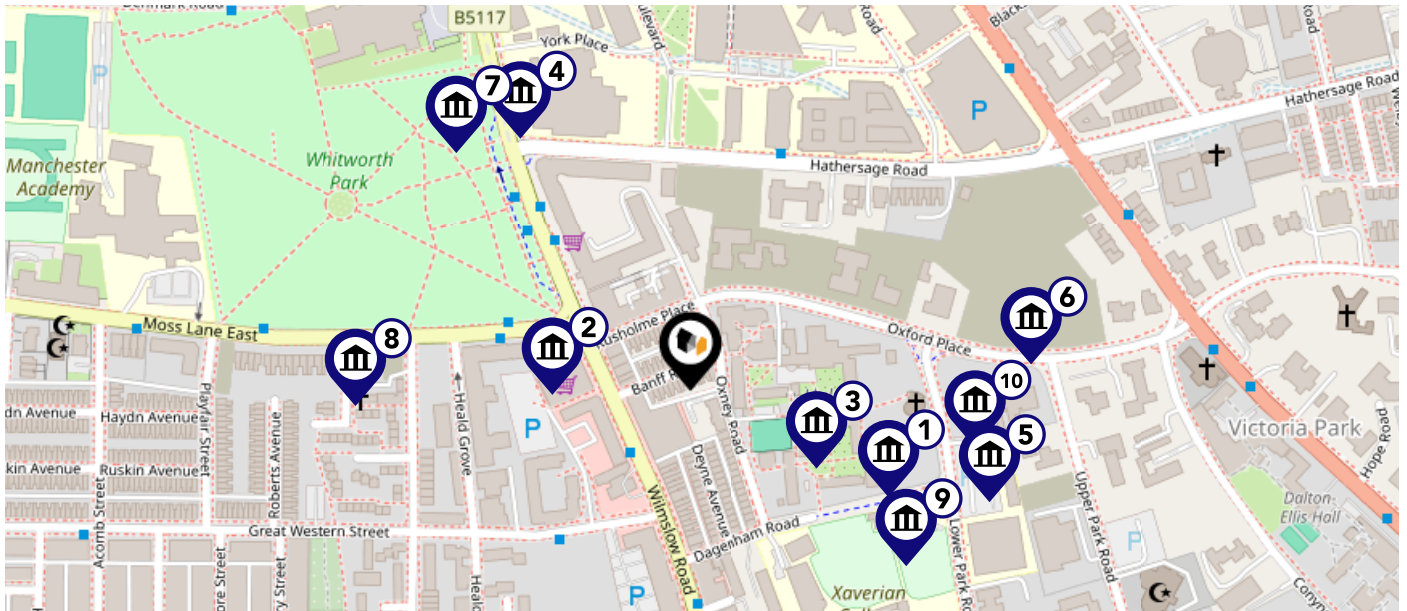
Listed Buildings in the local district	Grade	Distance
1283017 - Park House	Grade II	0.1 miles
1255024 - Barclays Bank	Grade II	0.1 miles
1246448 - Hume Hall, Hall Of Residence, University Of Manchester (original Portion)	Grade II	0.1 miles
1246550 - St Marys Hospital	Grade II	0.2 miles
1219770 - Ward Hall	Grade II	0.2 miles
1479087 - Brook House (former Park View) And Associated Entrance Walls And Piers	Grade II	0.2 miles
1271458 - Edward Vii Statue In Whitworth Park To South Of Whitworth Gallery	Grade II	0.2 miles
1197931 - 466 And 468, Moss Lane East	Grade II	0.2 miles
1219785 - Marylands	Grade II	0.2 miles
1291317 - Greygarth Hall	Grade II	0.2 miles

KPF - Key Property Facts

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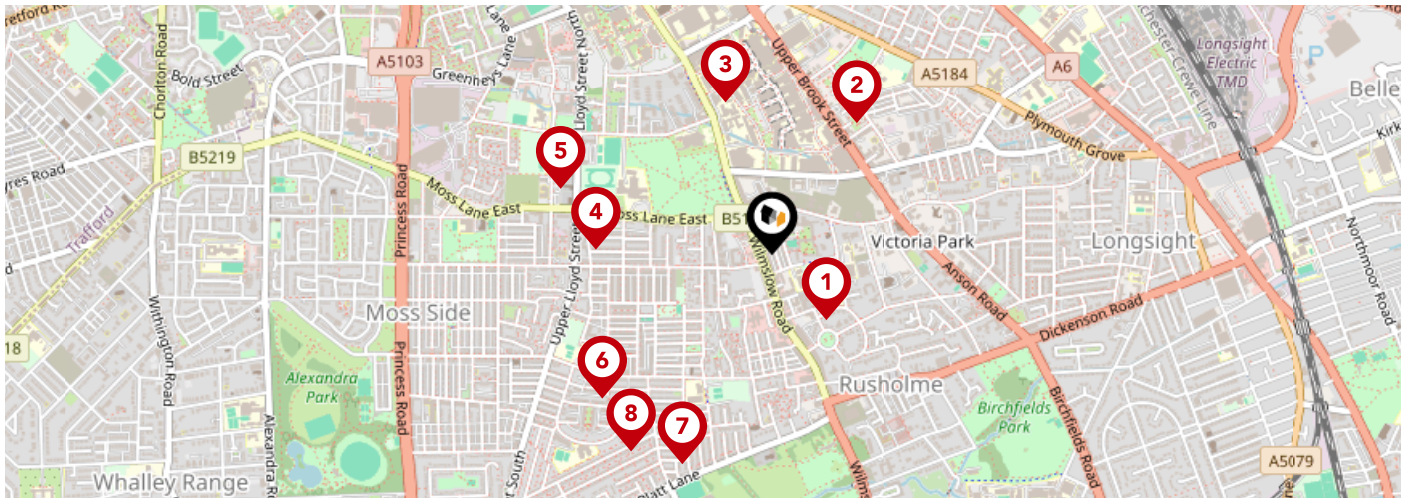
	Nursery	Primary	Secondary	College	Private
1 Xaverian College Ofsted Rating: Outstanding | Pupils:0 | Distance:0.19	☐	☐	☑	☐	☐
2 St Chrysostom's CofE Primary School Ofsted Rating: Good | Pupils: 474 | Distance:0.35	☐	☑	☐	☐	☐
3 Manchester Hospital School Ofsted Rating: Good | Pupils: 198 | Distance:0.35	☐	☐	☑	☐	☐
4 Manchester Academy Ofsted Rating: Good | Pupils: 1086 | Distance:0.39	☐	☐	☑	☐	☐
5 Webster Primary School Ofsted Rating: Good | Pupils: 459 | Distance:0.49	☐	☑	☐	☐	☐
6 Claremont Primary School Ofsted Rating: Good | Pupils: 640 | Distance:0.49	☐	☑	☐	☐	☐
7 Heald Place Primary School Ofsted Rating: Good | Pupils: 650 | Distance:0.5	☐	☑	☐	☐	☐
8 The Divine Mercy Roman Catholic Primary School Ofsted Rating: Good | Pupils: 459 | Distance:0.54	☐	☑	☐	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**Plymouth Grove Primary School** Ofsted Rating: Good | Pupils: 397 | Distance:0.66	☐	☑	☐	☐	☐
10	**Holy Name Roman Catholic Primary School Manchester** Ofsted Rating: Outstanding | Pupils: 224 | Distance:0.68	☐	☑	☐	☐	☐
11	**St Joseph's RC Primary School Manchester** Ofsted Rating: Good | Pupils: 239 | Distance:0.69	☐	☑	☐	☐	☐
12	**Pinc College** Ofsted Rating: Not Rated | Pupils:0 | Distance:0.7	☐	☐	☑	☐	☐
13	**Manchester High School for Girls** Ofsted Rating: Not Rated | Pupils: 991 | Distance:0.73	☐	☐	☑	☐	☐
14	**St James' CofE Primary School, Birch-in-Rusholme** Ofsted Rating: Good | Pupils: 219 | Distance:0.74	☐	☑	☐	☐	☐
15	**Dean Trust Ardwick** Ofsted Rating: Good | Pupils: 1315 | Distance:0.76	☐	☐	☑	☐	☐
16	**Trinity CofE High School** Ofsted Rating: Good | Pupils: 1510 | Distance:0.76	☐	☐	☑	☐	☐
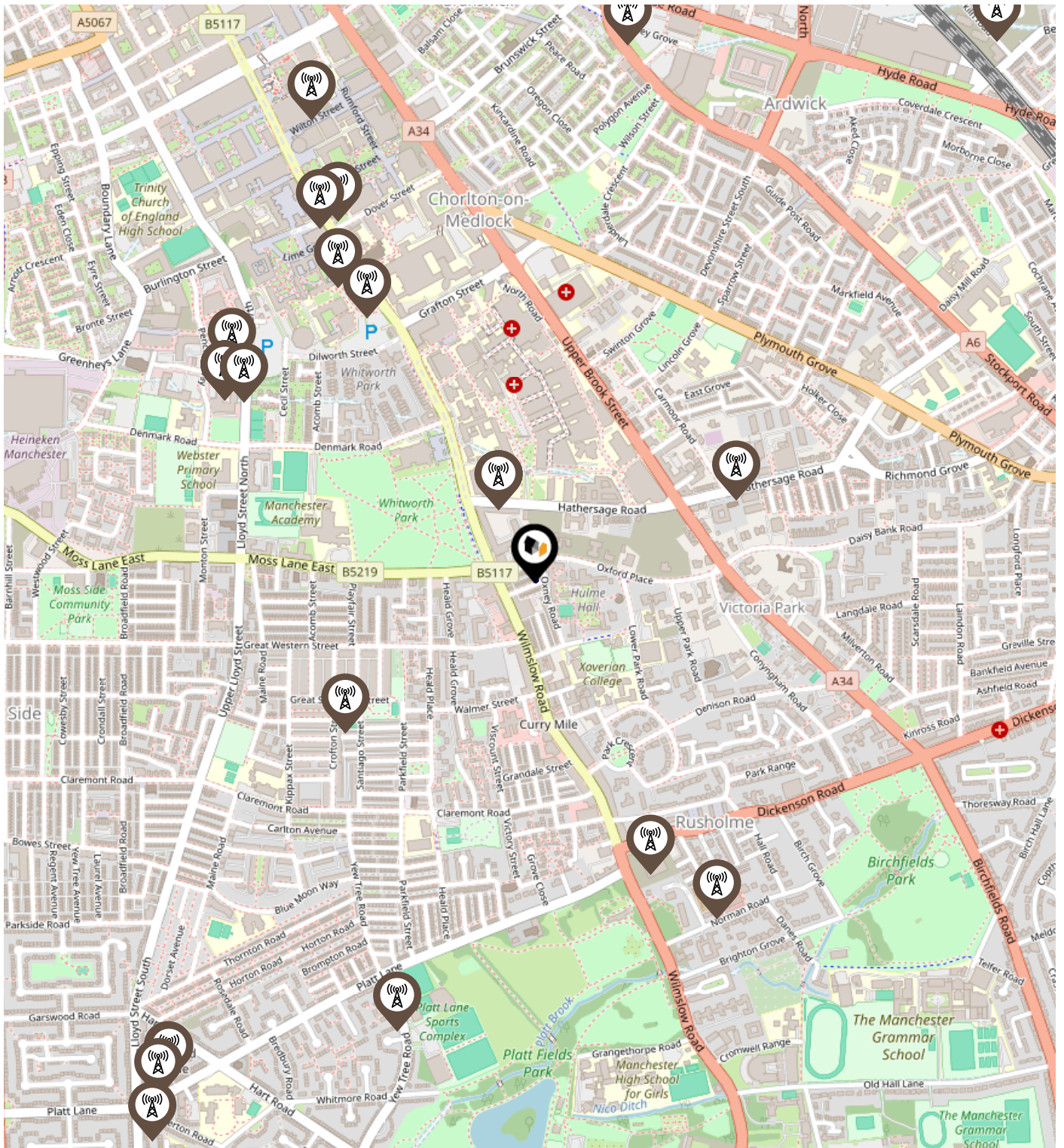
Key:

Power Pylons

Communication Masts

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What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).
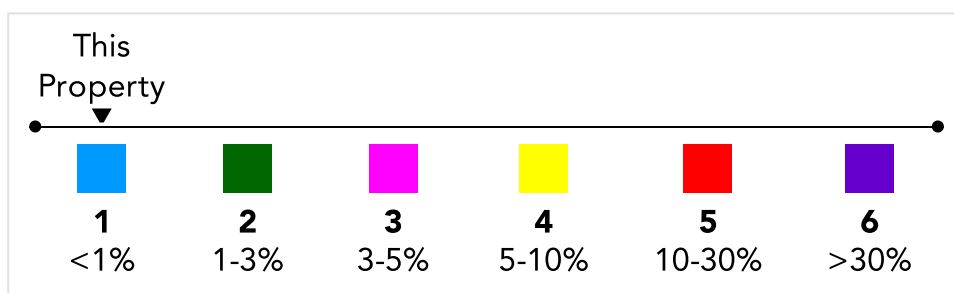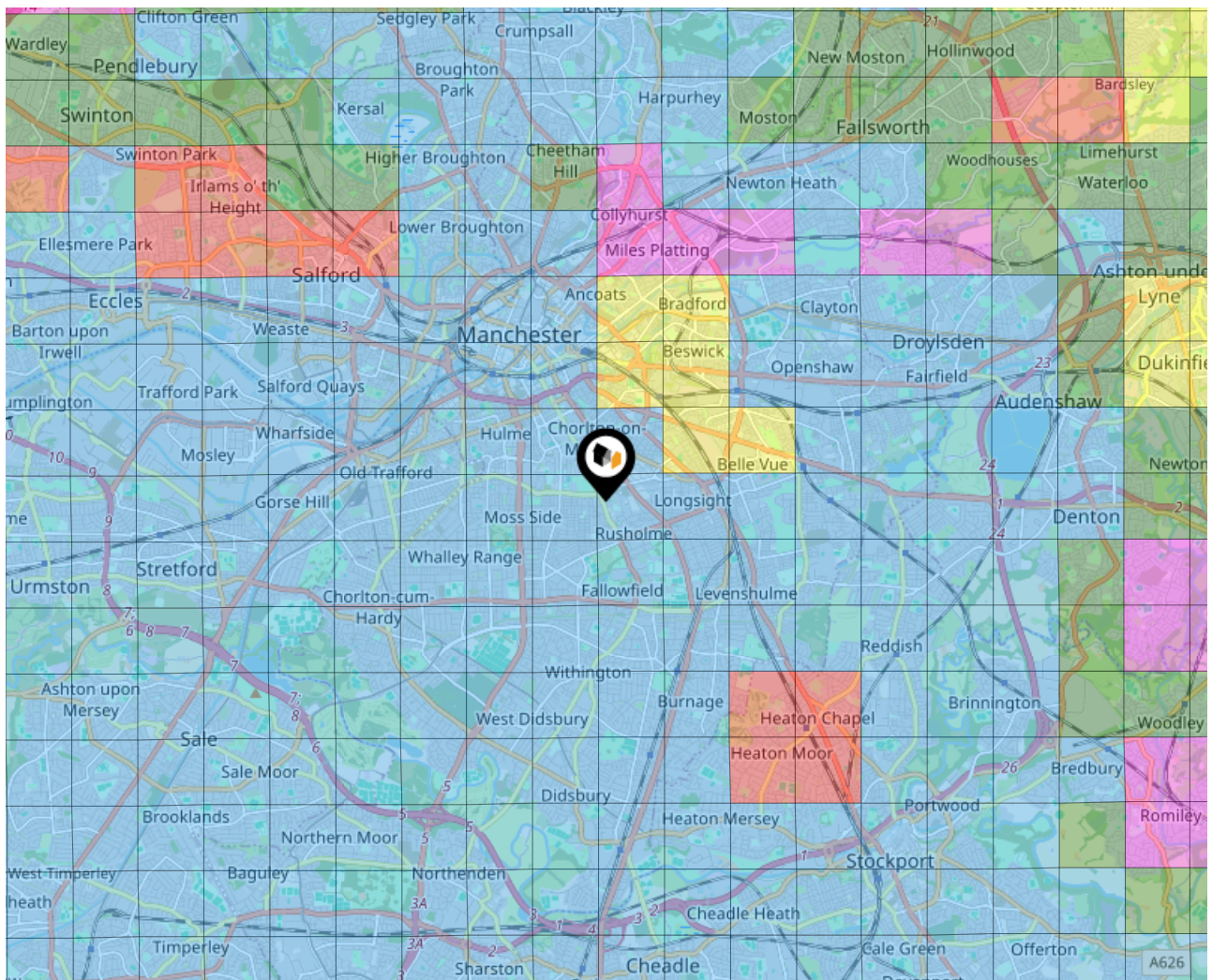
This
Property

🟦	🟩	🟪	🟨	🟥	🟪
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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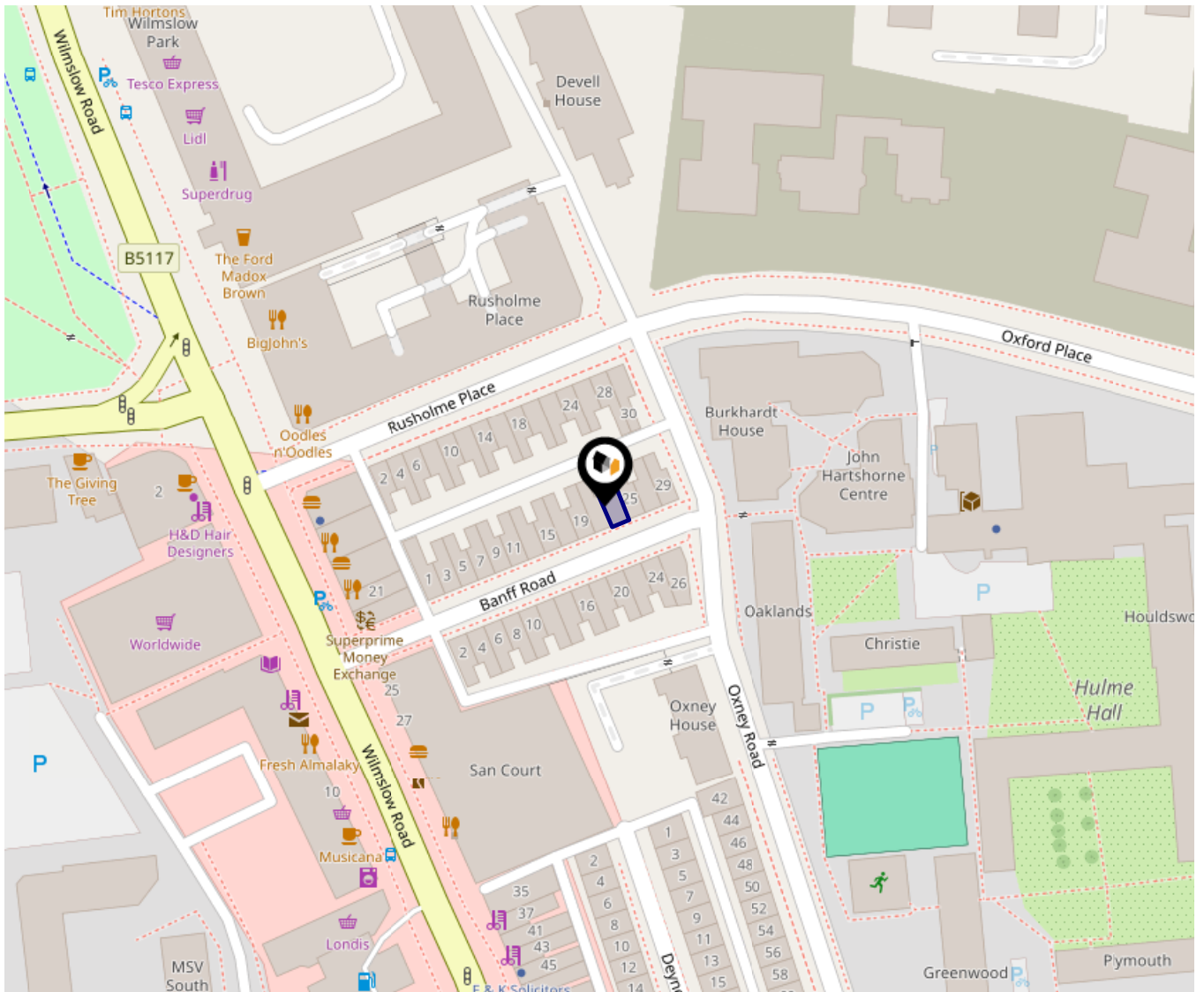
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

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Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	**Soil Texture:**	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		
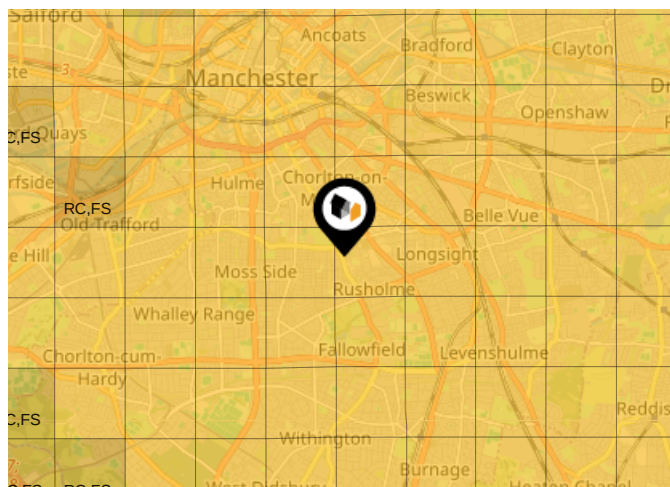
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

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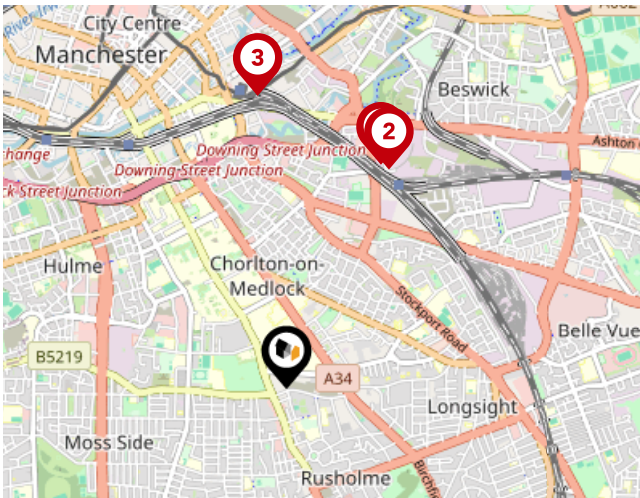
National Rail Stations

Pin	Name	Distance
1	Ardwick Rail Station	1.08 miles
2	Ardwick Rail Station	1.06 miles
3	Manchester Piccadilly Rail Station	1.3 miles
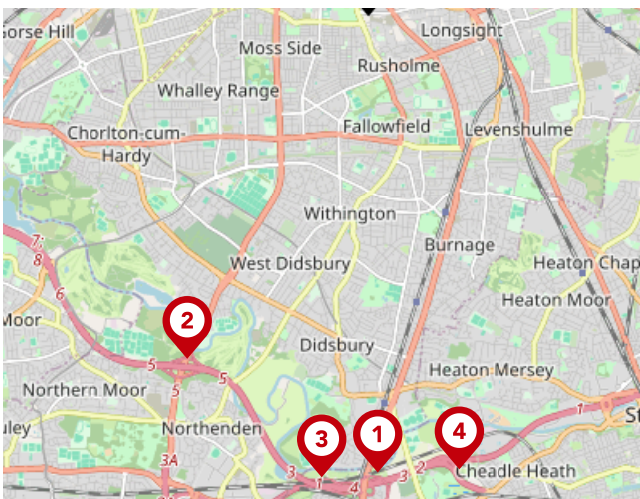
Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J3	4.04 miles
2	M60 J5	3.42 miles
3	M60 J4	4.1 miles
4	M60 J2	4.08 miles
5	M602 J3	2.86 miles
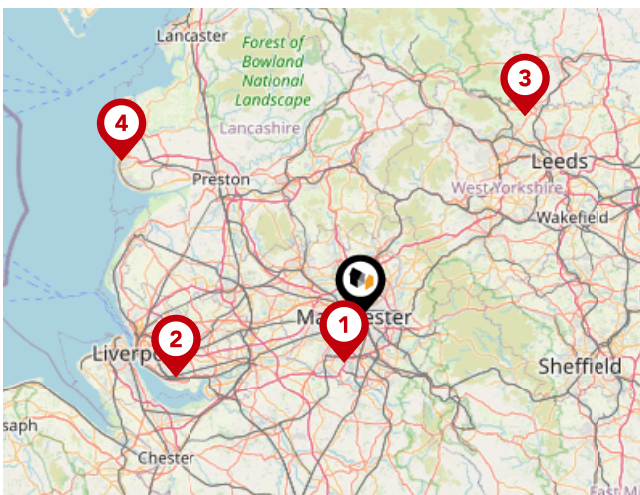
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	6.61 miles
2	Speke	27.27 miles
3	Leeds Bradford Airport	36.68 miles
4	Highfield	40.16 miles

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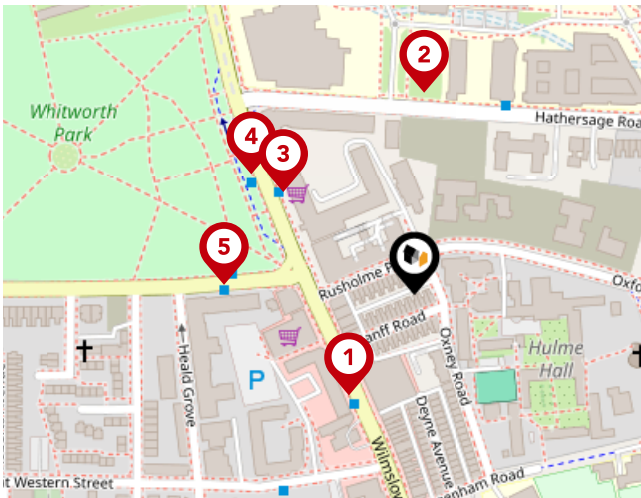
Bus Stops/Stations

Pin	Name	Distance
1	Dagenham Road	0.07 miles
2	St Mary's	0.11 miles
3	St Mary's	0.09 miles
4	St Mary's	0.11 miles
5	Whitworth Park	0.11 miles
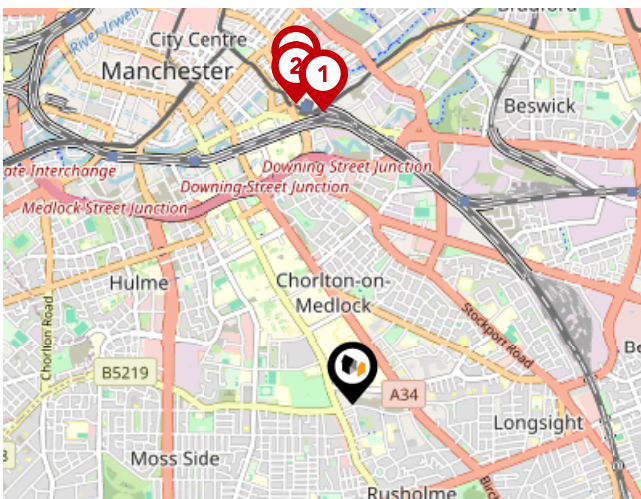
Local Connections

Pin	Name	Distance
1	Piccadilly Station (Manchester Metrolink)	1.3 miles
2	Piccadilly Station (Manchester Metrolink)	1.35 miles
3	Piccadilly Station (Manchester Metrolink)	1.42 miles

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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https://landwoodgroup.com/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail